

**DIMENSIONS IN METRES**

AB	10.00
BC	19.84
CD	11.50
DA	19.98

**DISPOSAL OF CITY LAND - ERF 4091 KHAYELITSHA - NOKWAZI SQUARE - KHAYELITSHA**

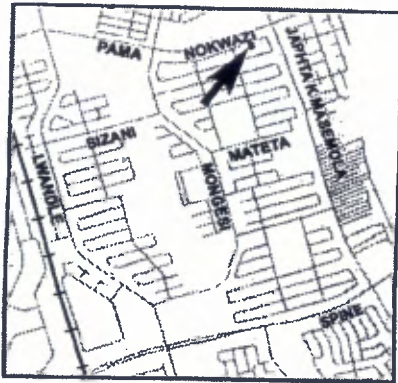
FIGURE	ERF NO	AREA m <sup>2</sup>	ZONING (CORPORATE ISIS)	D/T & DATE	OWNERSHIP
ABCD (Bordered Grey)	4091 Khayelitsha	214	Single Residential 2 ; Incremental Housing	T40213 dated 1993/06/19 (Erf 18376) T23110/2001 (Transfer by Endorsement)	City of Cape Town

Note: Erf 4091 Khayelitsha is unregistered and is registered under Erf 18376 Khayelitsha. D/T 23110 dated 1993/06/19 and T23110/2001 (Transfer by Endorsement)

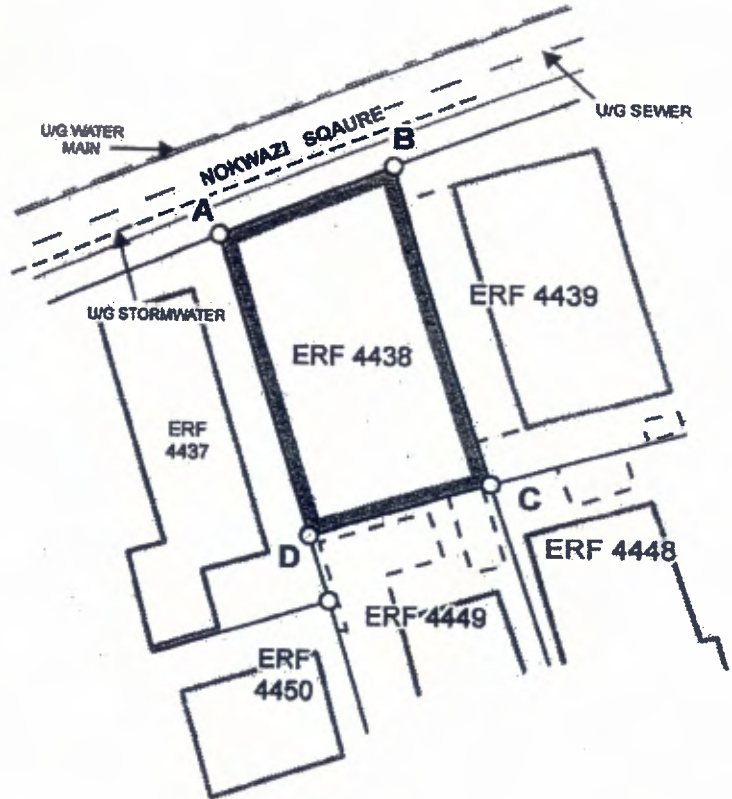
WARD 94 SUBCOUNCIL 10

REFER TO	L997/1985; JOB NO 5341	<i>Mahl</i> 2 Dec 2015 <b>CIVIC CENTRE</b>	Page 1 of 2	
CASE NO.			SURVEYOR	
SOURCE	CORP.ISIS.		GIS OPERATOR	L BRANDT (2015/11/06)
FILE/REC.	HO14/3/4/3/1184/A37 (41372)		CHECKED	<i>Skellend</i>
MEMO		<b>LIS 1444v0</b>		

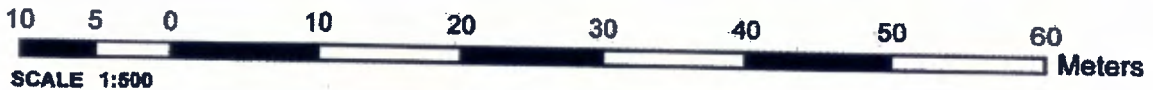
CITY OF CAPE TOWN



LOCALITY SKETCH



DIMENSIONS IN METRES	
AB	12.92
BC	23.12
CD	12.86
DA	21.89



DISPOSAL OF CITY LAND - ERF 4438 KHAYELITSHA - NOKWAZI SQUARE - EYETHU KHAYELITSHA

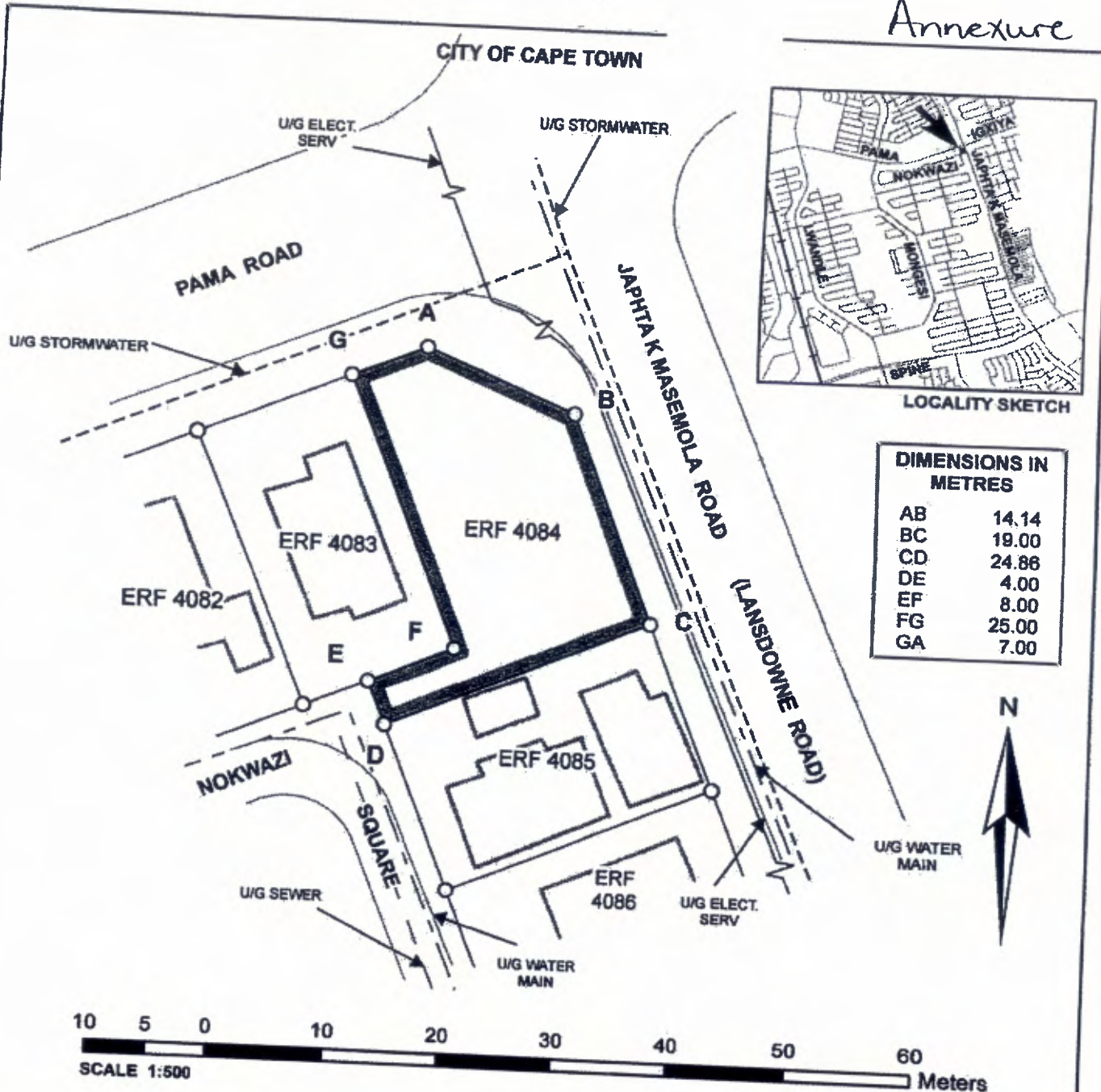
FIGURE	ERF NO	AREA m <sup>2</sup>	ZONING (CORPORATE ISIS)	D/T & DATE	OWNERSHIP
ABCD (Bordered Grey)	4438 Khayelitsha	289	Single Residential 2 : Incremental Housing	T40213 dated 1993/05/19 (Erf 18376 Khayelitsha) T23110/2001 (Transfer by Endorsement)	City of Cape Town

Note: 1. Erf 4438 is an unregistered portion of Erf 18376 and is registered under D/T 23110 dated 1993/05/19 and T23110/2001 (Transfer by Endorsement)

WARD 94 SUBCOUNCIL 10

REFER TO	GPI997/1985; JOB NO. 5354	 26 Nov 2015 CIVIC CENTRE	Page 1 of 2	
CASE NO.			SURVEYOR	
SOURCE	CORP.ISIS.		GIS OPERATOR	L BRANDT (2015/11/10)
FILE/REC.	HO14/3/4/3/1149/A37 (41380)		CHECKED	<i>Kelano</i>
MEMO			LIS 1453v0	





**DISPOSAL OF CITY LAND - ERF 4084 KHAYELITSHA - NOKWAZI SQUARE - KHAYELITSHA**

FIGURE	ERF NO	AREA m <sup>2</sup>	ZONING (CORPORATE ISIS)	D/T & DATE	OWNERSHIP
ABCDEFGH (Bordered Grey)	4084 Khayelitsha	474	Single Residential 2 : Incremental Housing	T40213 dated 1993/05/19 (Erf 18376 Khayelitsha)	City of Cape Town

Note Erf 4084 is an unregistered portion of Erf 18376 and is registered under D/T 23110 dated 1993/05/19.

WARD 94 SUBCOUNCIL 10

REFER TO	GPI997/1985; JOB NO. 5349	<b>CIVIC CENTRE</b>	Page 1 of 2	
CASE NO.			SURVEYOR	
SOURCE	CORP.ISIS.		GIS OPERATOR	L BRANDT (2015/11/09)
FILE/REC.	HO14/3/4/3/1150/A37 (41376)		CHECKED	Adelord
MEMO		<b>LIS 1448v0</b>		





CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

Finance  
PROPERTY MANAGEMENT  
Anton Opperman  
Professional Associated Valuer  
T: 021 400-4193 F: 021 419-5303  
E: anton.opperman@capetown.gov.za  
Ref: Job 4572 Your Ref: 14/3/4/3/1148/A37

Date:	2015-09-23
To:	Head: Property proposals
Attention:	Taqalewis

### Desktop valuation report

<b>1. Brief:</b>	We were instructed to do a desktop valuation of Erf 4091 Eyethu Khayelitsha (hereafter 'the subject property') for possible disposal by public tender.																						
<b>2. Valuation date:</b>	2015-09-30																						
<b>3. Inspection date</b>	2015-09-22																						
<b>4. Description of of subject property:</b>	<table border="0"> <tr> <td>- Legal description</td> <td>Erf 4091 Khayelitsha</td> </tr> <tr> <td>- Title deed no.</td> <td>unknown</td> </tr> <tr> <td>- Registered owner</td> <td>unknown</td> </tr> <tr> <td>- Land extent (m<sup>2</sup>)</td> <td>214m<sup>2</sup></td> </tr> <tr> <td>- Purchase date</td> <td>unknown</td> </tr> <tr> <td>- Purchase price</td> <td>unknown</td> </tr> <tr> <td>- Address</td> <td>26 Nokwazi (T1V2) Square, Eyethu</td> </tr> <tr> <td>- Zoning</td> <td>Single Residential</td> </tr> <tr> <td>- Municipal valuation</td> <td>R 26 000 as at 2012-07-01</td> </tr> <tr> <td>- Improvements</td> <td>None</td> </tr> <tr> <td>- Other</td> <td>n/a</td> </tr> </table>	- Legal description	Erf 4091 Khayelitsha	- Title deed no.	unknown	- Registered owner	unknown	- Land extent (m <sup>2</sup> )	214m <sup>2</sup>	- Purchase date	unknown	- Purchase price	unknown	- Address	26 Nokwazi (T1V2) Square, Eyethu	- Zoning	Single Residential	- Municipal valuation	R 26 000 as at 2012-07-01	- Improvements	None	- Other	n/a
- Legal description	Erf 4091 Khayelitsha																						
- Title deed no.	unknown																						
- Registered owner	unknown																						
- Land extent (m <sup>2</sup> )	214m <sup>2</sup>																						
- Purchase date	unknown																						
- Purchase price	unknown																						
- Address	26 Nokwazi (T1V2) Square, Eyethu																						
- Zoning	Single Residential																						
- Municipal valuation	R 26 000 as at 2012-07-01																						
- Improvements	None																						
- Other	n/a																						
<b>5. Photos:</b>	 																						
<b>6. Caveats</b>	<p>The reader should note the following caveats and/or limiting conditions:</p> <ul style="list-style-type: none"> <li>(i) This report is for internal requirements only and must not be made available to the applicant/public without prior written consent from the Head: Market Valuations.</li> <li>(ii) All amounts in this report are exclusive of VAT or transfer duty.</li> <li>(iii) This report has been prepared in conformity with recognized standard procedure regarding the disposal of City land</li> <li>(iv) As this is a desktop valuation we did not undertake a detailed study of the title deeds and the like, and hence we reserve the right to adjust our valuation upon conducting a full valuation in future.</li> </ul>																						
<b>7. Approach to valuation:</b>	<p>We estimated the <i>market value</i>, which the International Valuation Council (IVC) defines as:</p> <p><i>"The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties acted knowledgeably, prudently and without compulsion"</i></p> <p>Implicit in market value is the notion of highest and best use, which the IVC defines as:</p> <p><i>"The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued."</i></p>																						
<b>8. Valuation method:</b>	<p>We used the <i>comparable sales method</i> in terms of which the market value of the subject property is derived from comparable sales transactions in the same or similar submarkets; of course, adjustments need to be made to take account of differences between the value-contributing attributes of the subject property and the comparable sales transactions.</p>																						

## 9. Highest and best use:

The property is located in a single residential node and best use to be as such.

zoning we also deem its highest

## 10. Findings:

## 10.1. Comparable sales evidence

#	Legal description	Extent (m <sup>2</sup> )	Sale's date	Sale's price		Zoning	Comments
				R	R/m <sup>2</sup>		
1	Erf 20996 Khayelitsha 6 Matthew Goniwe Str (T2V3), Mandela Park	217m <sup>2</sup>	2011-07	R 50 000	R 230	SR1	Similar submarket.
2	Erf 20673 Khayelitsha 6 Mxolisi Petani (T2V3) Str, Mandela Park	150m <sup>2</sup>	2011-04	R 60 000	R 400	SR1	Similar submarket.
3	Erf 20986 Khayelitsha 25 Tambo (T2V3) Rd, Mandela Park	164m <sup>2</sup>	2012-04	R 55 000	R 335	SR1	Similar submarket.
4	Erf 21828 Khayelitsha 21 Winnie Mandela Cr, Mandela Park	127m <sup>2</sup>	2012-05	R 50 000	R 394	SR1	Similar submarket.
4	Erf 21986 Khayelitsha 61 Govan Mbeki (T2V3) Rd, Mandela Park	140m <sup>2</sup>	2013-08	R 70 000	R 500	SR1	Similar submarket.

## 10.2. Other information

New residential developments in low-income areas/townships are typically driven by government rather than the private sector and initial sales prices are also typically subsidised. Due to financial constraints and a lack of market knowledge on the side of buyers, the secondary housing market is also generally thin. This inefficient character of such markets results in widely varying sales prices and hence it is difficult to make general inferences with regard to market value.

As noted in (i), sale's prices generally vary significantly, even within the same sub-markets of Khayelitsha. Notwithstanding this, from sales currently advertised on the internet and actual sales data, properties with 2-3 bedroomed houses could fetch in the order of, say, R200 000 to R350 000 (and sometimes even much higher).

Stands in Khayelitsha generally range from around 100m<sup>2</sup> to 350m<sup>2</sup> in land extent, with the most recently developed stands seemingly being on the lower end of the range. Secondary sales of stands are generally quite scarce, but as the actual sales information in 10.1 shows, in Mandela Park – and in most other sub-markets of Khayelitsha in our view – stands' values are generally in the order of R50 000 - R60 000, irrespective of size. To put this in perspective, the reader should note that it currently costs in the order of about R75 000 to service a stand in a new township development; the latter figure excludes the land's value and overhead costs, which, given the sale's prices of stands shows why profit-driven developers generally do not operate in this market.

## 11. Conclusion:

Market value: R 50 000 or R 234 /m<sup>2</sup>

  
Anton Opperman  
Professional Associated Valuer

2015-09-30

  
Paul Pendlebury  
Head: Market Valuations

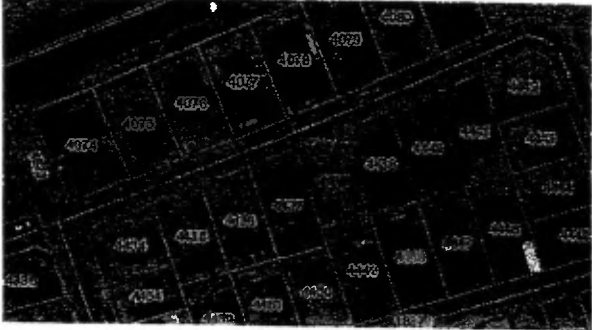





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PROPERTY MANAGEMENT  
Anton Opperman  
Professional Associated Valuer  
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Ref: Job 4574 Your Ref: 14/3/4/3/1149/A37

### Desktop valuation report

1. Brief:	We were instructed to do a desktop valuation of Erf 4438 Khayelitsha (hereafter 'the subject property') for possible disposal by public tender.
2. Valuation date:	2015-09-30
3. Inspection date	2015-09-22
4. Description of of subject property: - Legal description - Title deed no. - Registered owner - Land extent (m <sup>2</sup> ) - Purchase date - Purchase price - Address - Zoning - Municipal valuation - Improvements - Other	Erf 4438 Khayelitsha unknown unknown 289m <sup>2</sup> unknown unknown 31 Nokwazi (T1V2) Square, Eyethu Single Residential R 27 500 as at 2012-07-01 None n/a
5. Photos:	 
6. Caveats	<p>The reader should note the following caveats and/or limiting conditions:</p> <ul style="list-style-type: none"> <li>(i) This report is for internal requirements only and must not be made available to the applicant/public without prior written consent from the Head: Market Valuations.</li> <li>(ii) All amounts in this report are exclusive of VAT or transfer duty.</li> <li>(iii) This report has been prepared in conformity with recognized standard procedure regarding the disposal of City land</li> <li>(iv) As this is a desktop valuation we did not undertake a detailed study of the title deeds and the like, and hence we reserve the right to adjust our valuation upon conducting a full valuation in future.</li> </ul>
7. Approach to valuation:	<p>We estimated the <i>market value</i>, which the International Valuation Council (IVC) defines as:</p> <p><i>"The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties acted knowledgeably, prudently and without compulsion"</i></p> <p>Implicit in market value is the notion of highest and best use, which the IVC defines as:</p> <p><i>"The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued."</i></p>
8. Valuation method:	<p>We used the <u>comparable sales method</u> in terms of which the market value of the subject property is derived from comparable sales transactions in the same or similar submarkets; of course, adjustments need to be made to take account of differences between the value-contributing attributes of the subject property and the comparable sales transactions.</p>

**9. Highest and best use:** The property is located in a single residential node and, given its zoning, we also deem its highest and best use to be as such.

**10. Findings:**

**10.1. Comparable sales evidence**

No.	Legal description	Extent (m <sup>2</sup> )	Sale's date	Sale's price		Zoning	Comments
				R	/m <sup>2</sup>		
1	Erf 20996 Khayelitsha 6 Matthew Goniwe Str (T2V3), Mandela Park	217m <sup>2</sup>	2011-07	R 50 000	R 230	SR1	Similar submarket.
2	Erf 20673 Khayelitsha 6 Mxolisi Petani (T2V3) Str, Mandela Park	150m <sup>2</sup>	2011-04	R 60 000	R 400	SR1	Similar submarket.
3	Erf 20986 Khayelitsha 25 Tambo (T2V3) Rd, Mandela Park	164m <sup>2</sup>	2012-04	R 55 000	R 335	SR1	Similar submarket.
4	Erf 21828 Khayelitsha 21 Winnie Mandela Cr, Mandela Park	127m <sup>2</sup>	2012-05	R 50 000	R 394	SR1	Similar submarket.
4	Erf 21986 Khayelitsha 61 Govan Mbeki (T2V3) Rd, Mandela Park	140m <sup>2</sup>	2013-08	R 70 000	R 500	SR1	Similar submarket.

**10.2. Other information**

- (i) New residential developments in low-income areas/townships are typically driven by government rather than the private sector and initial sales prices are also typically subsidised. Due to financial constraints and a lack of market knowledge on the side of buyers, the secondary housing market is also generally thin. This inefficient character of such markets results in widely varying sales prices and hence it is difficult to make general inferences with regard to market value.
- (ii) As noted in (i), sale's prices generally vary significantly, even within the same sub-markets of Khayelitsha. Notwithstanding this, from sales currently advertised on the internet and actual sales data, properties with 2-3 bedroomed houses could fetch in the order of, say, R200 000 to R350 000 (and sometimes even much higher).
- (iii) Stands in Khayelitsha generally range from around 100m<sup>2</sup> to 350m<sup>2</sup> in land extent, with the most recently developed stands seemingly being on the lower end of the range. Secondary sales of stands are generally quite scarce, but as the actual sales information in 10.1 shows, in Mandela Park – and in most other sub-markets of Khayelitsha in our view – stands' values are generally in the order of R50 000 - R60 000, irrespective of size. To put this in perspective, the reader should note that it currently costs in the order of about R75 000 to service a stand in a new township development; the latter figure excludes the land's value and overhead costs, which, given the sale's prices of stands shows why profit-driven developers generally do not operate in this market.

**11. Conclusion:**

Market value: R 55 000 or R 190 /m<sup>2</sup>

  
Anton Opperman  
Professional Associated Valuer  
2015-09-30

  
Paul Pendlebury  
Head: Market Valuations





CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD



Finance  
PROPERTY MANAGEMENT  
Anton Opperman  
Professional Associated Valuer  
T: 021 400-4193 F: 021 419-5303  
E: anton.opperman@capetown.gov.za  
Ref: Job 4573 Your Ref: 14/3/4/3/1150/A37

Date:	2015-09-30
To:	Head of Property Disposal
Attention:	Land Sales

### Desktop valuation report

<b>1. Brief:</b>	We were instructed to do a desktop valuation of Erf 4084 Eyethu Khayelitsha (hereafter 'the subject property') for possible disposal by public tender.
<b>2. Valuation date:</b>	2015-09-30
<b>3. Inspection date</b>	2015-09-22
<b>4. Description of of subject property:</b>	<p>Erf 4084 Khayelitsha</p> <ul style="list-style-type: none"> <li>- Legal description: unknown</li> <li>- Title deed no.: unknown</li> <li>- Registered owner: unknown</li> <li>- Land extent (m<sup>2</sup>): 474m<sup>2</sup></li> <li>- Purchase date: unknown</li> <li>- Purchase price: unknown</li> <li>- Address: 40 Nokwazi (T1V2) Square, Eyethu</li> <li>- Zoning: Single Residential</li> <li>- Municipal valuation: R 28 000 as at 2012-07-01</li> <li>- Improvements: None</li> </ul> <p>- Other: In spite of its relatively bigger extent, i.e. being a corner site with panhandle access, its effective extent is in line with that of surrounding residential properties which are marginally smaller. Also an electric pole is present on one corner of the site.</p>
<b>5. Photos:</b>	 
<b>6. Caveats</b>	<p>The reader should note the following caveats and/or limiting conditions:</p> <ul style="list-style-type: none"> <li>(i) This report is for internal requirements only and must not be made available to the applicant/public without prior written consent from the Head: Market Valuations.</li> <li>(ii) All amounts in this report are exclusive of VAT or transfer duty.</li> <li>(iii) This report has been prepared in conformity with recognized standard procedure regarding the disposal of City land</li> <li>(iv) As this is a desktop valuation we did not undertake a detailed study of the title deeds and the like, and hence we reserve the right to adjust our valuation upon conducting a full valuation in future.</li> </ul>
<b>7. Approach to valuation:</b>	<p>We estimated the <i>market value</i>, which the International Valuation Council (IVC) defines as:</p> <p><i>"The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties acted knowledgeably, prudently and without compulsion"</i></p> <p>Implicit in market value is the notion of highest and best use, which the IVC defines as:</p> <p><i>"The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued."</i></p>



<b>8. Valuation method:</b>	We used the <u>comparable sales method</u> in terms of which the market value of the subject property is derived from comparable sales transactions in the same or similar submarkets; of course, adjustments need to be made to take account of differences between the value-contributing attributes of the subject property and the comparable sales transactions.						
<b>9. Highest and best use:</b>	The property is located in a single residential node and, given its zoning we also deem its highest and best use to be as such.						
<b>10. Findings:</b>							
<b>10.1. Comparable sales evidence</b>							
Legal description	Extent (m <sup>2</sup> )	Sale's date	Sales price			Comments	
1 Erf 20996 Khayelitsha 6 Matthew Goniwe Str (T2V3), Mandela Park	217m <sup>2</sup>	2011-07	R 50 000	R 230	SR1	Similar submarket.	
2 Erf 20673 Khayelitsha 6 Mxolisi Petani (T2V3) Str, Mandela Park	150m <sup>2</sup>	2011-04	R 60 000	R 400	SR1	Similar submarket.	
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4 Erf 21828 Khayelitsha 21 Winnie Mandela Cr, Mandela Park	127m <sup>2</sup>	2012-05	R 50 000	R 394	SR1	Similar submarket.	
4 Erf 21986 Khayelitsha 61 Govan Mbeki (T2V3) Rd, Mandela Park	140m <sup>2</sup>	2013-08	R 70 000	R 500	SR1	Similar submarket.	
<b>10.2. Other information</b>	<p>New residential developments in low-income areas/townships are typically driven by government rather than the private sector and initial sales prices are also typically subsidised. Due to financial constraints and a lack of market knowledge on the side of buyers, the secondary housing market is also generally thin. This inefficient character of such markets results in widely varying sales prices and hence it is difficult to make general inferences with regard to market value.</p> <p>(i)</p> <p>As noted in (i), sale's prices generally vary significantly, even within the same sub-markets of Khayelitsha. Notwithstanding this, from sales currently advertised on the internet and actual sales data, properties with 2 -3 bedroomed houses could fetch in the order of, say, R200 000 to R350 000 (and sometimes even much higher).</p> <p>(ii)</p> <p>Stands in Khayelitsha generally range from around 100m<sup>2</sup> to 350m<sup>2</sup> in land extent, with the most recently developed stands seemingly being on the lower end of the range. Secondary sales of stands are generally quite scarce, but as the actual sales information in 10.1 shows, in Mandela Park – and in most other sub-markets of Khayelitsha in our view – stands' values are generally in the order of R50 000 - R60 000, irrespective of size. To put this in perspective, the reader should note that it currently costs in the order of about R75 000 to service a stand in a new township development; the latter figure excludes the land's value and overhead costs, which, given the sale's prices of stands shows why profit-driven developers generally do not operate in this market.</p> <p>(iii)</p>						
<b>11. Conclusion:</b>	Market value: R 70 000 or R 148 /m <sup>2</sup>						
 <b>Anton Opperman</b> Professional Associated Valuer 2015-09-30	 <b>Paul Pendlebury</b> Head: Market Valuations						
\cityteams.capetown.gov.za\Dav\WWW\Root\sites\inpropman\valuations\Users\anton.opperman\2015\Khayelitsha\0921_Erf 4084_40 Nokwazi Sq. F :P_D (GJ).xlsx\Erf 4084							

The Subcouncil at its meeting of 18/01/2016 resolved as follows:

10SUB 12/1/2016

Report Subject	PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR THE SALE BY PUBLIC COMPETITION OF VACANT ERVEN 4091, 4438, AND 4084, NOKWAZI SQUARE, KHAYELITSHA, UNREGISTERD PORTIONS OF ERF 18376, KHAYELITSSH, FOR SINGLE RESIDENTIAL PURPOSES
Date Sent	27/01/2016
Directorates	FINANCE
Author	Angelene Kelland
Author Contact No	0214001076
Delegation Information	12(1)
Agenda Item No	10SUB 12/1/2016
Preamble	
Resolution	Noted
Resolution Details	<p>It was resolved that the Subcouncil NOTE and SUPPORT the recommendations as listed that: a) In terms of sections 14(2)(a) and (b) of the Municipal Finance Management Act (MFMA), Act 56 of 2003: i) Council resolve that erven 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of erf 18376, Khayelitsha, in extent approximately 214m<sup>2</sup> (erf4091), 289m<sup>2</sup> (erf 4438) and 474m<sup>2</sup> (erf 4084), zoned Single Residential Subzone 2 Incremental Housing (SR2), shown lettered ABCD on Plans LIS 1444v0 (annexure A), ABCD on Plans LIS 1453v0(annexure B) and ABCDEFG on plans LIS 1448v0 (annexure C), not be required for the provision of the minimum level of basic municipal services; ii) Council confirm that the fair market-value of the assets described in (a)(i) and the economic and community value to be received in exchange for the assets described in (a)(i) have been considered b) In terms of Regulations 5(1)(b) of the Municipal Assets Transfer Regulations (MATR), R.878 promulgated on 22 August 2008, Council approve in principle the disposal of erven 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of erf 18376, Khayelitsha, as described in (a)(i); c) Erven 4091, 4438 and 4084, Nokwazi Square, Khayelitsha, unregistered portions of erf 18376, Khayelitsha be disposed of by public competition, subject to conditions to be imposed by the Director: Property management in the exercise of her delegated authority; d) Any gain or loss incurred by the municipality in respect of the transfer of the assets be included in the adjustment budget of the municipality (sections 28 and 87 of the MSMA), if not budgeted for in the approved annual budget. Cllr Komeni MOVER and Cllr Marman SECONDER ACTION: ANGELENE KELLARD; B MAKHULENI</p>
How Resolved	Consensus